

Article 5: Building Regulations

Division 31: Additions and Modifications to Chapter 31 of the 2007 California Building Code

*(Added "Additions and Modifications to Chapter 31 of the
2007 California Building Code" 4-8-2008 by O-19726 N.S.)*

§145.3101 Local Modifications and Additions to Chapter 31 "Special Construction" of the 2007 California Building Code

- (a) Chapter 31 of the California Building Code has been adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3101 through 3108 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

(Added 4-8-2008 by O-19726 N.S.; effective 5-8-2008.)

§145.3109 Local Additions and Modifications to Section 3109 "Swimming Pool Enclosure and Safety Devices" of the 2007 California Building Code

Sections 3109.1.1, 3109.1.2 and 3109.4.1.10 of the 2007 California Building Code have been added as follows pursuant to Section 145.0106 of the Land Development Code.

(a) Purpose of Building Regulations for Swimming Pools, Spas and Hot Tubs

Section 3109.1.1 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

3109.1.1 Purpose of Building Regulations for Swimming Pools, Spas and Hot Tubs. The purpose of this Section is to establish building regulations for private swimming pools and hot tubs or spas that do not have locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specifications (ASTM ES 13-89) located on the premises of Group R, Division 3 (Occupancies) units.

(b) **When Swimming Pool, Spa, and Hot Tub Regulations Apply**

Section 3109.1.2 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

3109.1.2 When Swimming Pool, Spa, and Hot Tub Regulations Apply. The building regulations of this division apply to any outdoor private swimming pool. An outdoor swimming pool means any structure intended for swimming or recreational bathing that can contain water over 18 inches in depth and is not totally contained within a residence and surrounded on all four sides by walls of the structure. This includes in-ground, aboveground and on-ground swimming pools, hot tubs, and spas.

(c) **Barrier Requirements for Outdoor Swimming Pools**

Section 3109.4.1.10 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

3109.4.1.10 Barrier Heights. When provided as a part of a pool enclosure pursuant to Section 3109.4.4.3 of the 2007 California Building Code, the enclosure barrier shall be designed so that it can not be readily climbed by small children. The barrier shall comply with the height requirements contained in Section 3109.4.4.3 of the 2007 California Building Code. When located adjacent to a slope, planter or other fixed appendage, the barrier shall comply with Figure 31B-5 of the 2007 California Building Code.

(Added 4-8-2008 by O-19726 N.S; effective 5-8-2008.)

§145.3110 Minimum Front, Side, and Rear Yard Setbacks for Swimming Pools

- (a) This section applies to any outdoor swimming pool.
- (b) Setback requirements for swimming pools shall be measured perpendicular from the property line to the water's edge.
- (c) Swimming pools that project 3 feet or less above grade shall be located at least 3 feet from all front, side, and rear property lines.

- (d) Swimming pools that project more than 3 feet above grade shall be located at least 4 feet from all rear property lines, and the distance from front and side property lines specified in Chapter 13, Article 1 (Base Zones), for front and side yard clearances for the zone in which the pool is located, but in no case less than 3 feet and shall comply with front and side yard setback requirements for the applicable zone, and shall not be allowed less than 3 feet from the property line in any zone.
- (e) All heating, filtering, pumping, and accessory equipment constructed after the effective date of this ordinance shall be subject to a 4 foot side and rear yard requirement.
- (f) All heating, filtering, pumping, and accessory equipment used in connection with a swimming pool, if located entirely below the finished grade of the site and provided with a permanent, durable, protective cover, need not observe the front, side, or rear yard requirements.

(Added 4-8-2008 by O-19726 N.S; effective 5-8-2008.)

§145.3111 Lot Coverage

- (a) This section applies to any outdoor swimming pool.
- (b) Swimming pools shall not be considered residential structures for purposes of computing lot coverage as set forth in Section 113.0240.

(Added 4-8-2008 by O-19726 N.S; effective 5-8-2008.)